



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

January 21, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes

B. Communications

1. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 4570, filed by Granville Homes.

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-01-15, Rezone Application No. R-01-18 and environmental findings, filed by Rob Adolph on behalf of Bob Kammen et al., for 9.17 acres located on the northwest corner of North Willow and East Nees Avenues.
1. Environmental Assessment No. A-01-15, R-01-18, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-01-15, requesting an amendment of the 2025 Fresno General Plan, Woodward Park Community Plan from the medium-high density residential to the community commercial land use designation.
 3. Rezone Application No. R-01-18, requesting to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management Area*) zone district to the C-2/UGM/cz (*Community Shopping Center/Urban Growth Management Area/conditional zoning*) zone district.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Approve
 - Will be considered by City Council
- B. Consideration of Rezone Application No. R-03-07, Vesting Tentative Tract Map No. 5078/UGM, and environmental findings filed by Ciao Properties, for 63 acres of property located on the southeast corner of West Palo Alto and North Bryan Avenues.
1. Environmental Assessment No. R-03-07, T-5078, determination of initial study to file a Mitigated Negative Declaration.
 2. Rezone Application No. R-03-07 proposes to rezone the site from the AE-5/UGM, *Five Acre Exclusive Agricultural/Urban Growth Management*, zone district to the R-1/UGM, *Single Family Residential/Urban Growth Management*, zone district.
 3. Vesting Tentative Tract Map No. 5078/UGM proposes to subdivide the site into 205 single family residential lots.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve Vesting Tentative Tract Map application; recommend approval to City Council of Rezone application and environmental assessment
 - Will be considered by City Council

VIII. NEW MATTERS - Continued

C. PART 1

Consideration as to whether or not to conduct a **Rehearing** of the Planning Commission action on August 20, 2003 regarding Rezone Application No. R-03-28, filed by Lennar Homes, for 18 acres of property located on the east side of North Cornelia Avenue between West Shields and West Clinton Avenues.

PART 2

This agenda item will only be considered upon approval of agenda Item No. C Part 1 above. Consideration of Rezone Application No. R-03-28 and environmental findings, filed by Lennar Homes, for 18 acres located on the east side of North Cornelia Avenue between West Shields and West Clinton Avenues.

1. Environmental Assessment No. R-03-28, T-4544, determination of initial study to file a Finding of Conformance with the MEIR No. 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-03-28, requesting to rezone the subject property from the R-R (County) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: David Braun
 - Staff Recommendation: Approve
 - Will be considered by City Council

IX. REPORT FROM SECRETARY

- A. 2004 Planners Institute, Wednesday, March 31 - Friday, April 2, Monterey, California.

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT